



Report prepared at

42 Portman Road
Reading
RG30 1EA

On behalf of

Soni.Me Limited

Report reference

20-145.01

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Prepared by

Aviron Associates Limited

Report Quality Management

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1.0 PROJECT AND SITE INFORMATION

1.1 APPOINTMENT

Aviron Associates Limited (Aviron) was retained by Soni.Me Limited (the “Client”) to prepare a Phase I Geo-Environmental Risk Assessment (GERA) of the following premises:

42 Portman Road, Reading, RG30 1EA (hereafter referred to as the “site”).

The purpose of this Phase I GERA is to present a desk-based study to identify potential areas of contaminative concern associated with the proposed residential conversion of the office building into residential apartments.

Aviron has relied upon information received from the Client and their agents as accurate, unless contradicted by written documentation or site observations.

1.2 THE SITE

Table 1.2 provides a summary of site details and surrounding area.

Table 1.2 : Site Details

Site Location	The site is located on Portman Road in Reading, approximately 2.2km to the west of Reading railway station.
National Grid Ref.	Centred at approximately 469360E, 174090N.
Current Land Use	The site current comprises a two-story rectangular office building in the south of the site with a parking area in the east. Figure 1 is presented as the Existing Site Layout Plan. Figure 2 is presented as Site Photographs. Figure 3 is presented as Existing Floor Plans.
Surrounding Land Use	The site is directly surrounded by commercial developments, including Solar panel sales and Garden furniture and accessories – warehouse and distribution, located within a small industrial estate. Residential properties are situated to the south.
Proposed Land Use	The proposed development comprises changing the existing commercial premises into residential apartments. Figure 4 is presented as Proposed Floor Plans.

1.3 SITE RECONNAISSANCE

A site walkover survey was undertaken on 16 March 2020 and included an inspection of the site and surrounding area, where safe and accessible. The purpose of the survey is to identify any potential on-site or nearby contaminative activities or potential sources of land contamination.

Additionally, as part of the survey any features which may affect site re-development in terms of physical site and ground conditions were noted.

Table 1.3 provides a description of site features observed during the walkover survey and also current Ordnance Survey maps made available at the time of report writing.

Table 1.3 : Summary of Walkover Survey

Physical Site Characteristics	
Existing Structures	Detached brick built two-storey office building, with parking adjacent to the eastern elevation.
Basements	None observed during site inspection.
Visual Topography and Site Surfacing	The site is generally level with concrete/tarmac/paved hard standing and a small strip of soft landscaping at the front.
Retaining Structures and Slopes	None observed during site inspection.
Drainage Issues	No surface waters or boggy ground was observed.
Trees and Hedges	Two mature trees and manicured hedges are located to the south of the office building, within the soft landscaped area.
Made and Infilled Ground	Made Ground is anticipated beneath the buildings and hardstanding.
Contaminative Characteristics	
Above or Underground Storage Tanks and Drums	None observed during site inspection.
Fuel Interceptors	None observed during site inspection.
Waste Storage and Disposal	Evidence of office waste storage and disposal was observed.
Hazardous Material Storage and Use	No evidence of hazardous materials storage and use was observed.
Asbestos Containing Materials (ACMs)	No suspected ACMs noticed. However, specific asbestos survey not completed.
Boiler Houses	None observed on-site.
Sub-stations	Sub-station observed in adjacent works

Surface Staining	None observed on-site.
Potentially Contaminative Activities	No evidence of potentially contaminative activities at the time of inspection.

1.3.1 Summary of Physical Site Characteristics

No physical characteristics which may impact the residential conversion were observed at the time of inspection.

1.3.2 Summary of Contaminative Site Characteristics

No evidence of potentially contaminative activities at the time of inspection.

2.0 HISTORICAL REVIEW

Historical Ordnance Survey (OS) maps were obtained as part of the Envirocheck database search within report package reference 238378270 dated 13 March 2020. The information contained in these maps is summarised in the following sections and included within **Appendix I**.

2.1 SITE HISTORY

2.1.1 Summary of Site History - Available Historical Mapping

The earliest available Ordnance Survey map edition of **1878-81, 1:2,500** presented the site as an undeveloped field with a field boundary running north to south in the eastern section.

The **1911-1913, 1:2,500** map edition indicates a small outbuilding has been added in the north of the site.

On the **1931-1936 1:2,500** mapping edition the outbuilding has been extended.

The **1938, 1:10,560** mapping edition details a further larger outbuilding north of the smaller outbuilding.

The **1959-1961, 1:1,250** mapping details the two structures join to form one building. No annotation is present detailing the site use.

The **1967-1983, 1:1,250** mapping edition the site encloses a square plot of land adjacent to a Coal Yard immediately south. All buildings have been removed and the site is vacant.

The **1971-1986** mapping edition shows a large building in the south and parking in the east. The Coal Yard immediately south has been replaced with Portman Road.

The **1999** aerial photo shows the addition of an outbuilding east of the main structure.

The site is shown to have remained unchanged up until the most recent **2020, 1:10,000** map edition, which shows the site in its current layout.

2.1.2 Summary of Site History

Prior to development as suspected office building (remaining so to the present day) from circa 1970s the site was a vacant field and possibly a storage yard for a Coal Yard circa 1960s.

2.1.3 Summary of Site History - Anecdotal Evidence

No anecdotal evidence was provided.

2.2 SURROUNDING LAND HISTORY

Table 2.2 provides a summary of historical land uses in the immediate vicinity of the site. This is approximately defined by the search buffer at a radius of approximately 500m on the 1:10,500 and 1:10,000 maps and 250m on the 1:2,500/1:1,250 maps.

Table 2.2 : Historical Surrounding Land Uses

Surrounding Features	Dates from mapping	Approximate distance	Direction
Railway	1878 – Present	100m	N
Barracks	1899 – present	250m	S
Coal Yard - Moved to 100 NE in 1971	1967 – 1983	20m	S
Works	1971 – present	0m	N
Garage	1971 - present	50m	E
Electricity sub station	1971-present	5m	N
Depot	1971-present	75m	NW
Continued residential development	1911-current	50-500m	S
No further significant land uses have been observed in the historical data set within the specified vicinity to the site.			

2.2.1 Summary of Surrounding Land History

The site is located within a wider commercial/industrial area with residential to the south. The industrial estate was development at a similar time to the development within the site, circa 1970s. Historical land-use within 250m of the site comprising a Garage and various works directly neighbouring the site. Prior to the development the site was surrounding by undeveloped agricultural fields.

2.3 ARCHAEOLOGICAL CONSIDERATIONS.

None noted within the historical dataset. The Local Authority archaeological officer has not been contacted as part of our instructions.

3.0 ENVIRONMENTAL SETTING

Unless otherwise stated Geo-Environmental Setting information has been obtained from Landmarks Envirocheck Database and Geology Datasheets within report package reference 238378270 dated 13 March 2020. These are included as **Appendix II**.

3.1 GEOLOGY AND HYDROGEOLOGY

The British Geological Survey (BGS) sheet 268 (1:50,000 edition) of Reading was consulted, and presented within table 3.1 is the anticipated geology.

Table 3.1 : Anticipated Geology

Stratum	Age	Possible Thickness (m)	Typical Description	Aquifer Status
Artificial/Made Ground Anticipated due to historic development.	Recent	1-2m	Unknown	N/A
Superficial Langley Silt Member (LASI)	Devensian	1-5m	Yellow-brown silt and clay.	Unproductive Strata
Superficial Kempton Park Gravel (KPGR)	Devensian	Average 5m, locally to 9m	Sand and gravel, locally with lenses of silt, clay or peat	Secondary (a) aquifer
Solid Seaford Chalk Formation and Newhaven Chalk Formation (SNCK)	Cretaceous Coniacian to Campanian-	95-155m	Undifferentiated chalk	Principal aquifer

There are no fault lines recorded within 250m of the site.

There are twenty-four historical borehole records within 500m of the site for drilling works undertaken the similar geological units as the site. The nearest complete borehole record (Su67se392) is 246m W of the site and recorded;

- 📍 Topsoil to 1.52m, overlying
- 📍 Coarse Sand and Gravel with flints (KPGR) to 5.79m, overlying
- 📍 Chalk with Flints (SNCK) to 9.26m.

The hydrogeology of the site has been determined by:

- 📍 The superficial geology of the Langley Silt Member which is classified as unproductive strata. Unproductive strata comprise rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.
- 📍 The superficial geology of Kempton Park Gravel which is classified as a secondary (a) aquifer. Secondary (a) aquifers comprise permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
- 📍 The solid geology of the Seaford Chalk Formation and Newhaven Formation. Principal aquifers are layers of rock or drift deposits that have high intergranular and/or fracture permeability, providing a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

The Envirocheck report indicates that the site is not located within a source protection zone.

The Envirocheck report indicates that there are twenty-one records of groundwater abstraction licences recorded for premises within 2000m of the site. Six of the listed abstractions are detailed for drinking use, with the closest located 443m to the south east, operated by West Berkshire Health Authority. The nearest abstraction within the records is located 132m north-east of the site, operated by Mr D A Drayton for the purposes of 'General Farming and Domestic'.

3.2 HYDROLOGY AND FLOODING

The Envirocheck report indicates that there are no rivers within 250m of the site. An unnamed drain is located 473m north east of the site. The nearest named river is the River Thames located approximately 800m to the north of the site.

There are no records in the Envirocheck report relating to surface water abstraction licenses for premises within 2000m of the site.

The Envirocheck report indicates that there are no prosecutions or enforcements noted in connection with premises within 250m of the site.

The Envirocheck report indicates that there are no records in connection with pollution incidents to controlled waters within 250m of the site.

The Envirocheck report indicates that there are no records detailing a discharge consent within 250m of the site.

The Envirocheck report indicates that the site is not at risk of extreme flooding or flooding from rivers or seas without defences. The Environment Agency website (March 2020) indicates that the site is not located within a Zone 2 or a Zone 3 flood zone. There are no flood defences indicated and the site is not located within an area that benefits from flood defences. The site area is not shown to be used for flood storage.

The Envirocheck report indicates that the site is not located within an area of potential groundwater flooding to occur at surface.

3.3 WASTE MANAGEMENT, LANDFILLING AND GROUND GAS

Information from the Envirocheck report and the Environment Agency website indicates that there are no landfill sites located within 500m of the site.

The Envirocheck report refers to 'Potentially Infilled Land (water) – unknown filled ground (pond, marsh, river, stream, dock etc.)' within 250m of the site shown at approximately 108m to the south-east on the 1961 mapping edition. This entry refers to a drain marked on the 1961-1969 mapping edition.

The Health Protection Agency (HPA) records indicate that the property is located within an area where <1% of properties are above the Action Level, and that radon protection measures are not required.

Based on the above information gained through the desk-based research table 3.3 summarises the gas risk for the site. In accordance with current guidance (CIRIA C665), the gas generation potential for each source has been individually assessed, with references to potential gassing risk made according to the following definitions: Negligible, Very Low, Low, Moderate, High and Very High.

The objective of this exercise is to determine if potentially unacceptable ground gas risks exist and further investigation and assessment is necessary.

Table 3.3 : Preliminary Ground Gas Risk Assessment

Potential Source	Risk	Risk Rating	Rationale
Made Ground (CO ₂ + CH ₄)	Human health	Low	Shallow unit of Made Ground anticipated beneath site, which was 'yard' adjacent to a coal yard. It would be reasonable to assume the site may have also been used as a coal yard. No significant evidence of infilling from mapping or datasheets. Coal yards store coal as a commodity at surface level and thus burying of coal unlikely.
Alluvial Strata (CO ₂ + CH ₄)	Human health	Low	Alluvium located to the north and south of the site. Local BGS logs have not reported PEAT or organic material within.
Landfills (CO ₂ + CH ₄)	Human health	Negligible	No landfills identified within 500m of the site.
Infilled Ground (CO ₂ + CH ₄)	Human health	Low	Infilled water feature 106m SE.
Coal and Mining (CO ₂ + CH ₄)	Human health	Negligible	Non-coal mining areas. Mining not anticipated. Coal stored on-site as a commodity.
Radon	Human health	Very Low	<1% of homes above action level. Radon protection not recommended.
COMBINED RISK RATING = LOW			

A LOW risk from ground gas production to result in risks to human health and explosion is considered due to the proximity to alluvial strata, nearby infilled ground and on-site Made Ground.

It is noted the site is reported to be underlain by the Langley Silt Member which is reported as unproductive strata and typically negligibly permeable Clay.

4.0 REGULATORY INFORMATION, CONSULTATIONS AND OTHER

Unless otherwise stated regulatory database information has been obtained from the aforementioned Envirocheck report included as **Appendix II**.

4.1 STATUTORY REGISTERS AND AUTHORISATIONS

Table 4.1 includes the statutory registers and authorisations that relate to the site and surrounding area.

Table 4.1 : Statutory Registers and Authorisations

Item	0 – 250m	251 – 500m
Contaminated Land Register Entries and Notices	0	0
Records of Licensed Discharge Consents	0	1
Prosecutions Relating to Controlled Waters	0	0
Enforcements and Prohibition Notices	0	0
Integrated Pollution Controls	2	0
Integrated Pollution Prevention and Control	7	0
Local Authority Integrated Pollution Prevention and Control	0	0
Local Authority Pollution Prevention and Controls	4	5
Local Authority Pollution Prevention and Control Enforcements	0	1
Pollution Incidents to Controlled Waters	0	3
Substantiated Pollution Incident Register	0	0
Prosecutions Relating to	7	0

Table 4.1 : Statutory Registers and Authorisations

Authorised Processes		
Records of Radioactive Substances	0	0
Records of Water Industry Act Referrals	0	0
Explosive Sites	0	0
Planning Hazardous Substance Consents/Planning Hazardous Substance Enforcements	2 142m NW – Oxkem Ltd – ‘Very Toxic’, No details regarding substances.	0
Notification of Installations Handling Hazardous Substances (NIHHS) Facilities and Control of Major Accident Hazards Facilities (COMAH)	0	0
Fuel Stations	0	1
Industrial Land Use	Significant Contemporary Trade Directory Entries noted for premises within 250m of the site: 52m N: Planet Maid – Cleaning Services. 54m E: Eden Vauxhall Reading – Car Customisation 110m NW: C Print – Printers. 134m NW: Oxkem – Chemical Manufacturers.	
National Grid High Voltage Underground Electricity Transmission Cables	0	0
National Grid High Pressure Gas Transmission Pipelines	0	0

4.2 CONSULTEES

4.2.1 Local Authority - Contaminated Land Officer

The Local Planning Authority Contaminated Land Officer has not been contacted as part of our project instruction.



4.2.2 Local Authority - Building Control Officer

The Local Planning Authority Building Control Officer has not been contacted as part of our project instruction.

4.2.3 Local Authority - Petroleum Officer

The Local Planning Authority Petroleum Officer has not been contacted as part of our project instruction.

4.2.4 Environment Agency - Contaminated Land and Groundwater

The Contaminated Land and Groundwater Team of Environment Agency has not been contacted as part of our project instruction.

4.2.5 Coal Authority and Mining Searches UK

The Coal Authority and Mining Searches UK have not been contacted as part of our project instruction.

5.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

5.1 METHODOLOGY

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) have been prepared in accordance with CLR11 based on the information obtained as part of this desk study and site inspection. Possible risks associated with potential source of contamination and sensitive receptors identified have been assessed via a source-pathway-receptor (SPR) model in accordance with current UK protocols.

A risk may only exist where a plausible SPR linkage is presented and where the quantity or concentration of a contaminant is sufficient to pose harm. Under the statutory definition "Contamination" may only exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects resulting from a contamination event. This risk classification has been assessed in accordance with CIRIA C552. A summary of how risk is derived and the associated definition is presented in tables 5.1.1 and 5.1.2.

Table 5.1.1 : Risk Ratings Matrix

	Consequence			
Probability	Severe	Medium	Mild	Minor
High Likelihood	Very high risk	High risk	Moderate Risk	Moderate/low risk
Likely	High risk	Moderate Risk	Moderate/low risk	Low risk
Low Likelihood	Moderate Risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 5.1.2 : Risk Ratings Definition

Risk Rating	Definition
Very high risk	A high probability that severe harm could occur to determined receptor from identified contaminant - OR - evidence exists that severe harm to receptor is currently occurring. Urgent investigation and remediation should be considered. If demonstrated this risk is likely to result in substantial liability.
High risk	Harm is likely to occur to determined receptor from identified contaminant. Urgent investigation and short-term risk minimisation remediation followed by longer term fit for purpose remediation should be considered. If demonstrated this risk is likely to result in substantial liability.
Moderate Risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is relatively unlikely that any harm would be severe or should harm occur it is likely to be relatively mild.
Moderate/low risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is unlikely that any harm would be severe or should harm occur it is probable to be relatively mild.
Low risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is unlikely that such harm, if indeed present, would at worst be mild.
Very low risk	There is a low possibility that harm could occur to a receptor. In such event the harm would not be severe.

5.2 POTENTIAL SOURCES OF CONTAMINATION

Based on the desk study and site inspection completed table 5.2 presents a summary of the potential sources identified.

Table 5.2 : Potential Sources

Source	Description	Comments	On/off-site
1. Made Ground within the site	Made Ground beneath former buildings and hardstanding. Common contaminants such as metals (lead from surface run-off) and PAH (ashy deposits)	The site was first developed with outbuildings circa 1911 which were extended over the years. Circa 1960s a coal yard was shown adjacent to the site and it is reasonable to assume the site may have stored coal. Circa 1970s the existing office building was constructed.	On
2. Ground Gases	Ground gases from Made Ground beneath the site and nearby alluvial strata and infilled ground.	Gas sources are considered to be low risk producing. Overlying superficial strata is the Langley Silt Member.	On/Off

5.3 PATHWAYS

A pathway is one or more routes or means that a receptor can be exposed to, or affected by, a contaminant.

Table 5.3 : Plausible Pathways

On-Site and Locally
Direct contact; By humans and infrastructure
Underlying geology/hydrogeology; Unproductive strata, Secondary A aquifer and Principal aquifer.
Inhalation and ingestion
Surface run-off/drainage

5.4 RECEPTORS

A receptor is either a living organism, a group of organisms, an ecological system, controlled waters or property that could be harmed or polluted by a contaminant. Table 5.4 examines the potential receptors.

Table 5.4 : Potential Receptors

Receptor	Description	Comments	Plausible
Construction workers	Groundworkers and general construction works	Construction works are internal retro-fitting only. No breaking of ground shall be necessary.	No
End users	Occupants of the proposed development	Existing soft landscaping to frontage shall be retained.	Yes
Adjacent land users	Sensitive land uses identified in the immediate vicinity	Existing soft landscaping to frontage shall be retained.	Yes
Soft landscaping	Areas of new planting including lawns	Existing soft landscaping to frontage shall be retained.	Yes
Water supply pipes	Plastic pipework for potable water supply to new apartments may be affected if laid in contaminated soils	Existing mains supply shall be retained.	No
Buildings & infrastructure	Buried concrete for new foundations may be in contact with aggressive ground (sulphur attack)	Construction works are internal retro-fitting only. No breaking of ground shall be necessary, no new foundations or in-ground infrastructure shall be constructed.	No
Groundwater	Controlled waters (aquifers) beneath the site	Unproductive strata upon secondary (a) aquifer, upon principal aquifer.	Yes
Surface waters	Controlled water such as lakes, streams, rivers or coastal waters	No surface waters within 250m.	No
Ecological receptors	Sensitive areas of ecological significance defined under Part 2A of EPA 1990	No such areas area within immediate vicinity	No

5.5 SUMMARY OF POLLUTANT LINKAGES FOR PROPOSED LAND USE - INITIAL CSM

The initial CSM is based upon the proposed site end use and the information currently consulted relating to various risk sources and plausible pollutant linkages and is presented within table 5.5.

The initial CSM shall only consider risks where pollutant pathways exist. Thu, where the pathway is shown to be broken, for example by covering the site in permanent hardstanding, the pollutant linkage shall not be examined.

Table 5.5 : Initial Conceptual Site Model (for plausible pollutant linkage pathways)

Source	Receptor	Pathway	Probability	Consequence	Risk & Justification
Source 1 <i>Soil contam resultant of Made Ground and former site use etc.</i>	End users	Direct contact	Unlikely	Medium	Low No breaking of ground is proposed. The site is largely covered in hardstanding with small grass verge and hedge row to the frontage (south). No evidence of contamination within the verge or vegetation die back suggestive of the absence of land contamination.
	Adjacent land users	Direct contact via run-off	Unlikely	Mild	Very Low No breaking of ground is proposed. The site is largely covered in hardstanding with small grass verge and hedge row to the frontage (south). No evidence of contamination within the verge or vegetation die back suggestive of the absence of land contamination. The level and enclosed site restricts run-off.
	Soft landscaping	Direct contact	Unlikely	Mild	Very Low Soft landscaping to be retained and is and expected to remain well established with no signs of die back.
	Groundwater	Vertical migration through hydrogeology	Unlikely	Medium	Low The site history and recent inspection has not identified suspected significant contamination. The anticipated overlying Clay unit of the Langley Silt Member shall act as an aquitard protecting the underlying aquifers and notable the principal Chalk aquifer.

Source 2 <i>Soil ground gases and vapours</i>	Construction workers End Users	Inhalation of vapours/gas	Low Likelihood	Mild	Low Gas and vapour risk associated with on-site Made Ground and off-site alluvial strata and infilled ground. Made Ground not expected to be sufficiently thick or organic to be gas producing and the impact the occupancy of the building. Underlying Clay of the Langley Silt Member not considered to be conducive to the migration of off-site gases produced by alluvial strata and infilled ground – which are not considered significant gas producing sources.
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6.0 GEOTECHNICAL CONSIDERATIONS

6.1 GEOLOGICAL AND SUBSIDENCE RISK

Table 6.1 indicates potential mining and subsidence potential hazards identified within the Envirocheck report for the site. These should be considered in terms of the proposed re-development.

Table 6.1 : Mining and Subsidence

Item	Potential Hazard
Shrink-Swell Clay	Very Low
Landslides	Very Low
Ground Dissolution of Soluble Rocks	Very Low
Compressible Deposits	No Hazard
Collapsible Deposits	Very Low
Running Sands	No Hazard

The site is not located in an area affected by coal mining or natural cavities, nor is it located in a brine compensation area. The likelihood of 'non-coal mining' having occurred on the site is indicated to be 'rare'.

There are no fault lines recorded within influencing distance of the site.

6.2 NEW FOUNDATIONS AND DRAINAGE SUMMARY

No new 'in-ground' construction proposed. Development shall be entirely internal retro-fit with external re-surfacing of existing concrete.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Geo-Environmental Risk Assessment has reviewed a number of desk-based sources of information along with a site inspection to determine any potential environmental and geotechnical risks which may impact the site.

7.1 ENVIRONMENTAL

It is not considered the site would be deemed 'contaminated land' in accordance with the definitive set out within Part IIA of the Environmental Protection Act 1990.

The site originated as open land, whereby circa 1911 was constructed with small outbuildings which were gradually expanded to circa 1960s. Around the 1960s the site was vacated and shown adjacent to a Coal Yard, thus it would be reasonable to suspect the site may have been used for the storage of coal prior to the relocation of the Coal Yard which coincided with the construction of the existing office building circa 1970s.

The site is now presented as a two-storey office building with side (east) car park and soft landscaped frontage (south). No evidence or signs of land contamination were observed during the site inspection and the soft landscaping was well established with no evidence of die back, suggestive of the absence of poor ground conditions and contaminated soils.

Very Low to Low risks are considered to site end users from potential soil contamination and ground gas sources.

Provided no breaking of ground is undertaken and development works comprised internal retrofit only no further assessment is considered necessary and the site is considered environmentally fit for purpose.

7.2 GEOTECHNICAL

No new 'in-ground' construction proposed. Development shall be entirely internal retrofit with external re-surfacing of existing hardstanding.

8.0 PROJECT INSTRUCTION AND LIMITATIONS

8.1 SCOPE OF WORKS

The following scope of work was undertaken to an agreed brief set out in Aviron's proposal and involves the following:

- 📍 Site reconnaissance survey, to include inspection of the infrastructure and potential discussions with the owner regarding site activities.
- 📍 Procurement of available historical map editions, geo-environmental sensitivity data and British Geological Survey (BGS) borehole records.
- 📍 Identification of potential areas of environmental concern relating to current and/or historic site use and surroundings to prepare a refined Conceptual Site Model (CSM).
- 📍 Preparation of suitable conclusions and recommendations with regard to the site's suitability for use or the requirement for further assessment and site investigation on the basis of the CSM.

Aviron has relied upon information received from the Client and their agents as accurate, unless contradicted by written documentation or site observations.

8.2 PUBLISHED GUIDANCE

This report follows the technical approach presented in Contaminated Land Report 11 (CLR11) "Model Procedures for the Management of Land Contamination" prepared by the Environment Agency in 2004. CLR11 provides guidance on the application of management processes when assessing potentially contaminated land.

This project and report have been designed to fulfil the information requirements set out in the Environment Agency Guidance on Requirements for Land Contamination Reports prepared by the Environment Agency in 2005.

Notwithstanding the above this report is additionally prepared in accordance with current guidance notes, standards and practices as set out by the Environment Agency and statutory organisations in order to establish potential and significant pollutant linkages as defined in Part IIA of the Environmental Protection Act 1990.



8.3 LIMITATIONS

Should changes in legislation, statutory requirements or industry practices occurred following issue of this report, this report should be viewed in light of these changes.

Should a notable time period elapse between the date issue of this report and the date of application of this report changes to site dynamics may occur and in particular the site inspection notes may no longer be applicable should any change of use occur to the site in the interim.

9.0 REFERENCES AND OTHER SOURCES OF INFORMATION

Landmark Envirocheck database search report package reference 238378270, produced on 13 March 2020.

DEFRA and Environment Agency, 2004. Model Procedures for the Management of Land Contamination, Contaminated Land Report 11.

British Geological Survey. Solid and drift edition sheet BGS map 268.

British Geological Survey Website. www.bgs.ac.uk

Environment Agency Website: www.environment-agency.gov.uk

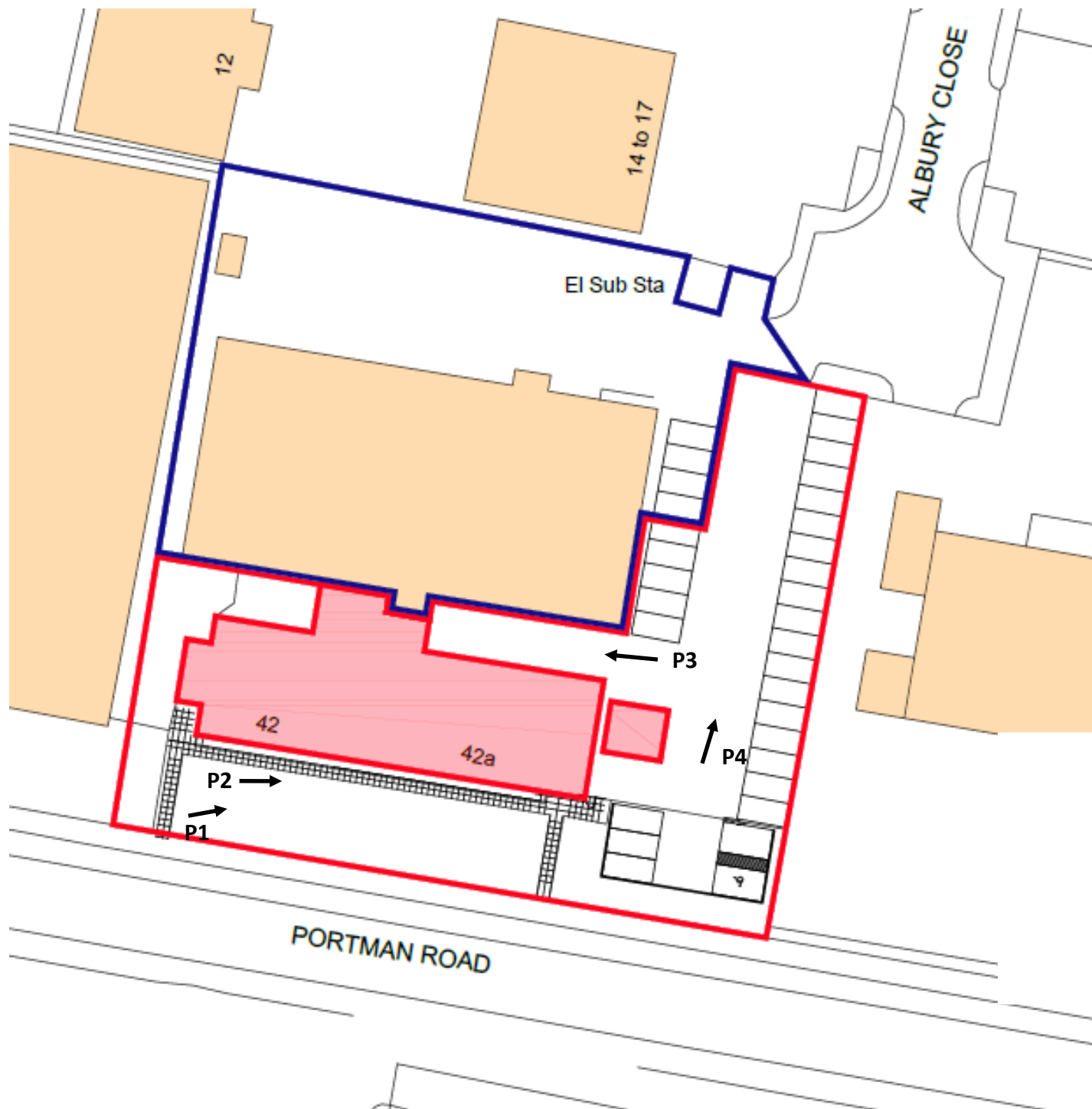
BS10175. British Standards Institute. 2011, Investigation of Potentially Contaminated Land - Code of Practice.

Environment Agency. July 2005. Guidance on Requirements for Land Contamination Reports.

CIRIA. C552. Contaminated Land Risk Assessment. A Guide to Good Practice. January 2001.

Figures

- 1 Existing Site Layout Plan
- 2 Site Photographs
- 3 Existing Floor Plans
- 4 Proposed Floor Plans



Legend

- Site Boundary
- Photograph Direction

Notes

Plan supplied by client

Figure 1

Drawing Title

Existing Site Layout Plan

Project Number 20-145.01

Project Title

42 Portman Road, Reading, RG30 1EA

Drawn by OB

Checked by JB

Scale NTS





Photo 1



Photo 2



Photo 3



Photo 4

Legend

Notes

Figure 2

Drawing Title

Site Photographs

Project Number 20-145.01

Project Title

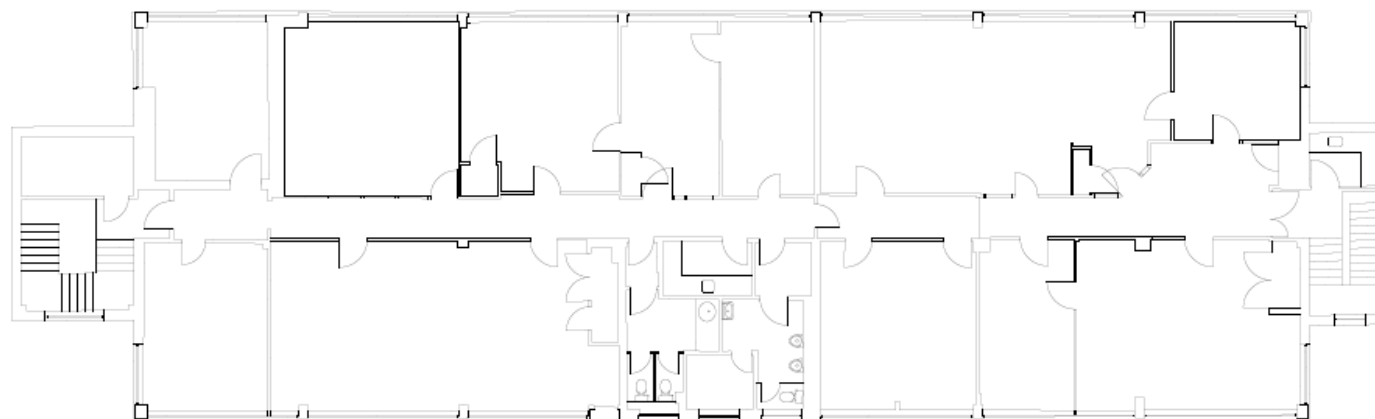
42 Portman Road, Reading, RG30 1EA

Drawn by OB

Checked by JB

Scale NTS





FIRST FLOOR PLAN



GROUND FLOOR PLAN

Legend



Notes

Plan supplied by client

Figure 3

Drawing Title

Existing Floor Plans

Project Number 20-145.01

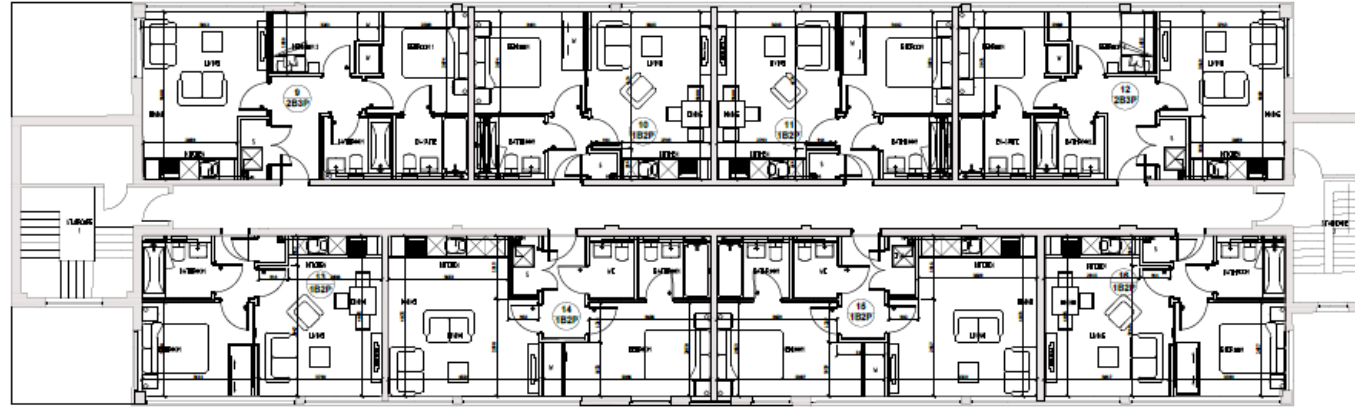
Project Title
42 Portman Road, Reading, RG30 1EA

Drawn by OB

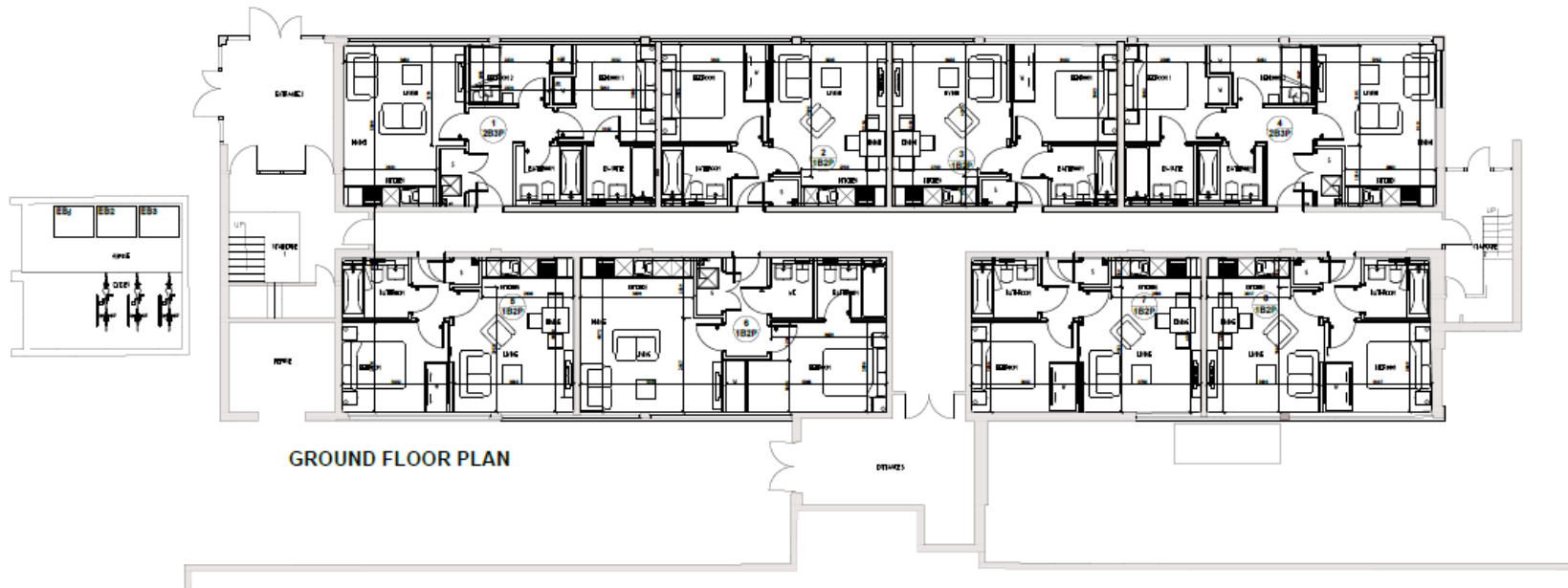
Checked by JB

Scale NTS





FIRST FLOOR PLAN



GROUND FLOOR PLAN

Legend

Notes

Plan supplied by client

Figure 4

Drawing Title

Proposed Floor Plans

Project Number 20-145.01

Project Title

42 Portman Road, Reading, RG30 1EA

Drawn by OB

Checked by JB

Scale NTS



Appendices

- I Historical Maps
- II Envirocheck Report

Appendix

I Historical Maps

Aviron Associates Limited - Head Office

Badgemore House - Badgemore Park - Gravel Hill - Henley on Thames - RG9 4NR

Contacts

T: 01491 413 722 - M: 07787 771 686 - F: 01491 413 722 - E: james@aviron.co.uk - W: www.aviron.co.uk

Appendix

II Envirocheck Report

Aviron Associates Limited - Head Office

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AVIRON ASSOCIATES LIMITED

is a dynamic company of Chartered Environmental Surveyors and Geotechnical Engineers.

We continuously work hard to ensure our services are the most technically competent, efficient and viable in our market place. Our years of experience of vastly varied sites and projects compliment our ability to deliver assured and effective Ground Investigations and Risk Assessments of both Brownfield, Greenfield and Currently Developed Land.

Our clients choose Aviron to plan, design and manage their Ground Investigations and Land Remediation Schemes assisting in land procurement to deliver engineering requirements, discharge planning and ensure their sites are suitable, developable and sustainable.

Our tenaciously committed team ensure regardless of project value we will always deliver quickly, effectively and exceed expectations.



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